



**7936 Springbank Boulevard SW
Calgary, Alberta**

MLS # A2296868



\$839,900

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|------------------|---|---------------|-------------------|
| Division: | Springbank Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,133 sq.ft. | Age: | 2001 (25 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, Treed | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Cedar Shake | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, No Smoking Home, Pantry, Sump Pump(s) | | |

Inclusions: None

* Open house Saturday 11 a.m. - 4 p.m. & Sunday 2 - 4 p.m.* Backing onto a serene park in the coveted neighbourhood of Springbank Hill, you'll find peaceful views and space to grow in this five-bedroom family home just minutes from incredible schools, walking and bike paths, protected nature parks, shopping, recreation and more. Enjoy coffee on your sunny front porch before walking in to be greeted by high ceilings and a lovely view through this bright, open and welcoming home. The main floor has been thoughtfully designed with two separate living rooms, one at the front of the home currently used as a quiet sitting room and the other, with a gas fireplace and large windows, serves as a gathering place for family and guests. This space has an open connection to the kitchen, dining room and outdoor area with views of the park from every angle. Granite counters, plenty of storage, stainless steel appliances including a new fridge, a large pantry and sit-up island complete this highly functional, well-laid-out kitchen. Outdoor living is a natural extension of the home, with a spacious back deck and pretty yard that opens directly onto the park—where deer and other wildlife are frequent visitors. Enjoy a main floor laundry room with additional storage, a two-piece powder room and tucked-away access to the lower level and double attached garage. Upstairs, four well-proportioned bedrooms provide space for family and guests. The primary suite is quietly positioned to take full advantage of the park views, with no neighbours directly behind. Wake up to the sound of birds singing and enjoy a spacious ensuite with jetted tub (with a view) and a large walk-in closet. A bonus room—used as a den, media room or reading space—along with a built-in bookshelf and additional full bathroom, round out the upper level. The lower level offers a generous

and versatile rec room with plush carpeting, pot lighting and additional storage, along with a fifth bedroom and full bathroom with heated floors. Additional features include a newer hot water tank, central vacuum system and ample utility space. The desirable SW community of Springbank Hill offers easy access to the mountains, downtown and a wide array of lifestyle amenities, including golf courses, Westside Rec Centre, Griffith Woods Park and the shops and services of Aspen Landing, Westhills/Signal Hill and West Springs.